



**PLANNING COMMISSION
Minutes of the Regular Meeting
Council Chambers
8200 Westminster Boulevard
Westminster, CA 92683
April 6, 2016
6:30 p.m.**

1. ROLL CALL: ANDERSON, MANZO, NGUYEN, SPENCER, AND VO

PRESENT: Manzo, Spencer, and Vo

ABSENT: Anderson and Nguyen

2. SALUTE TO FLAG:

Vice Chair Manzo led the salute to the flag.

3. REPORT FROM PLANNING SECRETARY ON LATE COMMUNICATION ITEMS - None

4. EX PARTE COMMUNICATIONS

Commissioners Spencer and Vo reported driving by the site locations for both items 8.1 and 9.1.

5. SPECIAL PRESENTATIONS - None

6. ORAL COMMUNICATIONS - None

7. APPROVAL OF MINUTES – March 16, 2016

Motion: It was moved by Vice Chair Manzo, and seconded by Commissioner Spencer, to approve the Planning Commission meeting minutes of March 16, 2016 with one correction on page 3, condition number 2 of the motion for Case No. 2015-53. Vice Chair Manzo asked for the word “translucent” in the motion to be changed to “opaque” as discussed during the March 16th meeting. The motion carried (2-0-1) with the following vote:

AYES: MANZO, SPENCER

NOES: NONE

ABSENT: ANDERSON, NGUYEN

ABSTAIN: VO

Discussion ensued regarding the required vote to pass the minutes and the word “opaque” not being present in the motion. It was clarified that “opaque” window covering was discussed at the March 16th meeting, however, the motion presented by

Commissioner Spencer agreed with Chair Anderson's suggestion to "provide a combination of transparent and translucent window coverings." Hence, the recorded motion did not include the requirement of "opaque" window coverings. A new motion was presented to continue the March 16, 2016 minutes to the next meeting.

Motion: It was moved by Vice Chair Manzo, and seconded by Commissioner Spencer, to continue the Planning Commission meeting minutes of March 16, 2016 to the next meeting. The motion carried (3-0) with the following vote:

AYES:	MANZO, SPENCER, VO
NOES:	NONE
ABSENT:	ANDERSON, NGUYEN
ABSTAIN:	NONE

8. PUBLIC HEARINGS

- 8.1 Case No. 2015-28** (Conditional Use Permit, Development Review, Variance)
Location: 6952 Garden Grove Boulevard (APN # 203-431-04 and 203-431-05)
Applicant: Scott Holland, AIA

A request to establish a public utility facility in a new 6,168-square-foot, 26-foot-high building on 30,746-square-foot lot to support the existing Southern California Edison Shawnee Substation. A Variance is also requested to deviate from the maximum allowed amount of decorative hardscape.

Assistant Planner Christopher Wong provided a presentation to the Commission.

VICE CHAIR MANZO OPENED THE PUBLIC HEARING AND ASKED IF THERE WERE ANY SPEAKERS WISHING TO SPEAK IN FAVOR OR OPPOSITION. THERE BEING NO SPEAKERS, VICE-CHAIR MANZO CLOSED THE PUBLIC HEARING.

Vice Chair Manzo stated he liked the project, the ample landscaping exceeding the minimum requirements, and that the site will be screened from the street view.

Commissioner Vo stated there is no reason not to approve this project since it is compliance with guidelines, not a health or safety concern, and does not affect the General Plan.

Commissioner Spencer stated it is a very well planned out project and is in favor of approval.

Motion was made by Commissioner Spencer, and seconded by Commissioner Vo, to approve a Conditional Use Permit and Variance for Case No. 2015-28 located at 6952 Garden Grove Blvd, subject to the conditions of approval in the resolution.

The motion carried by the following vote:

AYES: MANZO, SPENCER, VO
NOES: NONE
ABSENT: ANDERSON, NGUYEN

9. REGULAR BUSINESS

9.1 Case No. 2016-16 (Zoning Clearance)

Location: 14452-14472 Chestnut Street (APN # 096-152-15)

Applicant: Bao Pham

A zoning clearance to maintain an existing block wall with design modifications intended to integrate it into the overall design of a place of religious worship currently under construction at the north east corner of Chestnut Street and Hazard Avenue.

Associate Planner Alexis Oropeza provided a presentation to the Commission.

Vice Chair Manzo inquired about any damage to the existing block wall and wrought iron fence; and, if the applicant still intended to put some climbing vines on the block wall as stated at a previous planning commission meeting. Associate Planner Oropeza responded that areas of the existing block wall and wrought iron is in need of repair and the applicant intends to introduce vines along the block wall.

VICE CHAIR MANZO STATED SINCE IT WAS NOT A PUBLIC HEARING HE WOULD NOT BE TAKING PUBLIC COMMENT UNLESS HIS FELLOW COMMISSIONERS DESIRED TO HEAR PUBLIC COMMENT.

Vice Chair Manzo stated he is in favor of approving this wall with the new design and climbing vines on both sides of the block wall. He added he would like the applicant to cut out some sections on the bottom of the wall so the vines will grow on both sides of the wall simultaneously.

Commissioner Spencer stated that she would prefer to continue the item until the next meeting when Chair Anderson and Commissioner Nguyen are present since they were both very passionate about this item.

Vice Chair Manzo stated he was ready to make a motion. Commissioner Spencer stated she needed to understand what is being considered; she asked about the wall designs in conjunction with the climbing vines, stating that the vines would grow over the artwork. Vice Chair Manzo explained that he would like sections of the block wall to be removed so the vines would grow on both sides of the wall. He added that the vines could be cut back from the art design. Commissioner Spencer also confirmed that the wall would be painted to match the temple, she indicated she was confused about the proposal.

Associate Planner Ratkay stated that another option available is to defer to the next meeting so that the applicant could revise the plans and present the revised plans to the Commission.

Vice Chair Manzo asked for the applicant, Bao Pham, to come to the podium to answer questions from the Commission. In response to Vice Chair Manzo's question about climbing vines to be installed and damaged block or wrought iron to be repaired, Mr. Pham affirmed that he agreed with the requirements. In response to Commissioner Spencer's request to see a better picture of what the art on the wall will look like, Mr. Pham indicated currently the art was conceptual, but they could provide something to the Commission if necessary. Mr. Pham added that he has a special event scheduled in June and he preferred the item not be continued so they can start working on the project.

Motion was made by Vice Chair Manzo, and seconded by Commissioner Vo, to approve a zoning clearance for Case No. 2016-16, to maintain an existing block wall with design modifications intended to integrate the overall design of the place of worship, determining the existing block wall is consistent with the design guidelines, with an added condition that any damaged wrought iron or block be repaired and installation of decorative features with vines growing along wall.

The motion carried by the following vote:

AYES:	MANZO, VO
NOES:	SPENCER
ABSENT:	ANDERSON, NGUYEN

Following the vote, there was discussion amongst staff and the Commission about the required number of quorum votes required for a motion to pass. Vice-Chair Manzo reopened discussion amongst the Commission.

Commissioner Spencer stated she does not understand why it is okay to keep the block wall now when the Commission previously voted to have it removed.

Vice Chair Manzo stated with the added design to the wall, the introduction of climbing vines on both sides of the wall, the repair to the damaged block and wrought iron, and the color of the wall matching the building are all factors in his decision change on this project. He added that covering a block wall with stucco is cheaper than replacing it and he is trying to be sensitive to the financial constraints of the non-profit organization. He explained to Commissioner Spencer if she felt otherwise, a motion could be made to continue the item.

Commissioner Vo stated that this proposal included some new design elements on the wall, adding it is not just a plain block wall like the last time the project was before the Commission. He added the art design on the wall will add to the overall look of the building and make it more compatible.

Motion was made by Vice Chair Manzo, and seconded by Commissioner Vo, to approve a zoning clearance for Case No. 2016-16, to maintain an existing block wall intended to integrate the overall design of the place of worship, determining the existing block wall is consistent with the design guidelines, with an added condition that any damaged wrought iron or block be repaired and installation of decorative features and climbing vines along the wall with some blocks cut out at the bottom of the fence to allow the vines to grow on both sides of the fence simultaneously.

The motion carried by the following vote:

AYES: MANZO, SPENCER, VO
NOES: NONE
ABSENT: ANDERSON, NGUYEN

10. REPORTS - None

10.1.MATTERS FROM THE PLANNING COMMISSION - None

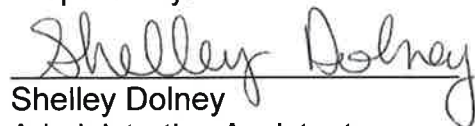
10.2.AB 1234 Reports – None

11. ADJOURNMENT – The meeting was adjourned at 7:14 p.m. to the Regular Meeting on Wednesday, April 20, 2016 at 6:30 p.m.


Carlos Manzo
Vice-Chairman


Brian Fisk
Planning Commission Secretary

Prepared by:


Shelley Dolney
Administrative Assistant